

PLANNING AND ZONING COMMISSION

March 1, 2011

STUDY SESSION

7:00 p.m.

Fishbowl Conference Room

CONSENT

Roll Call

Commissioners Present: Best, Davis, Huddleston, Loyd, Wescott, Woolery,
Vice-Chairperson Romine and Chairperson Harris
Commissioners Absent: Hartley and McDowell
Staff Present: Jim Lawson Director of Planning and Development
Joel Hornickel Senior Planner
Kendall Powell Utilities Plans Reviewer
William Duston City Attorney
Sonja Paden Office Assistant II

ADMINISTRATIVE DISCUSSION

Chairperson Harris opened the meeting then turned the discussion over to staff.

PUBLIC HEARINGS

4. Request for a Special Use Permit to Operate A Flight Simulator Amusement At
3600 W Highway 76, Branson, Missouri.
Project No. 11-1.3 (11-00100003)
Applicant: CCR Development

- Mr. Hornickel stated there was one item only tonight and it was for a Special Use Permit to operate a flight simulator.
- He commented this was a project that greatly benefitted from going through the A.R.T. process.
- He stated this location is the site of the old Starlite Theater.
- He stated this will be Phase 1 of a multi-phase project; however, there are no further plans for the other phases at this time.
- He said the structure for the theater would largely remain intact for now, but the front of the building would receive a major facelift.
- He said the front part of the theater would still provide restrooms.
- He said this attraction would be the first of its kind in the world.
- Mr. Lawson said this would be a motor-driven zip-line type ride, not gravity.
- He said staff had worked with the applicant on preserving the existing vegetation in the back portion of the property, and they plan to leave almost all of the trees.

- Mr. Hornickel said this attraction required much less infrastructure than some of the similar type zip-line attractions.
- Mr. Lawson said the applicant had agreed to remove some of the existing parking spots that the ride would travel over to avoid any potential conflict.

OTHER BUSINESS

At Mr. Lawson's suggestion, the commissioners discussed business concerning the comprehensive plan.

Mr. Hornickel shared that a tentative date for a Town Hall meeting where the Steering Committee would present the Community Plan 2030 is April 14th. He added that, based on that date, the plan may be brought to the P&Z Commission during the May meeting.

ADJOURNMENT

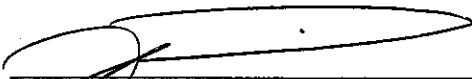
Motion by Vice-Chairperson Romine and seconded by Commissioner Wescott, and unanimously carried to adjourn the meeting at 7:20 p.m.



Clark Harris, Chairperson

4-5-11

Date



Joel Hornickel, Senior Planner

4/5/11

Date